

OFFICE CONDO FOR SALE/LEASE

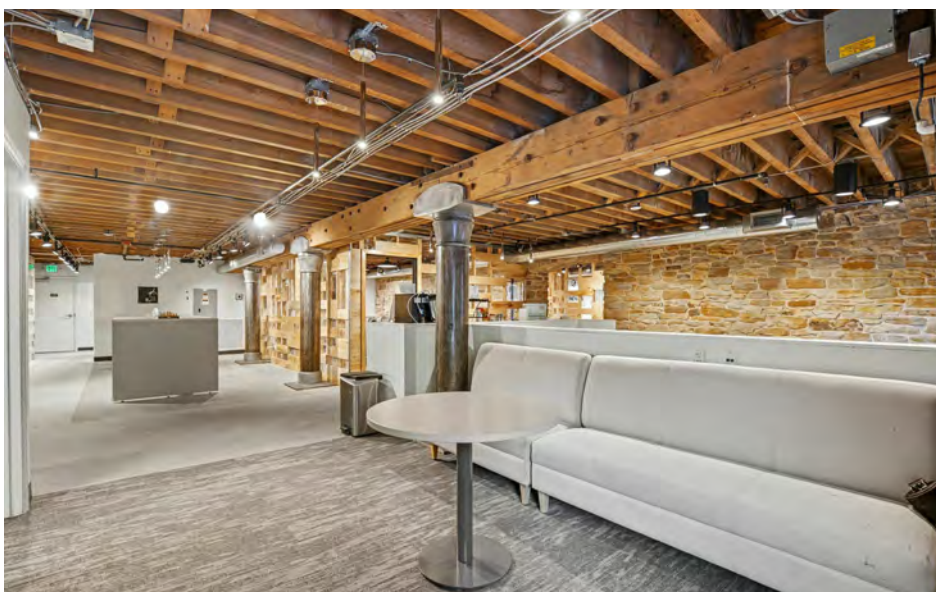
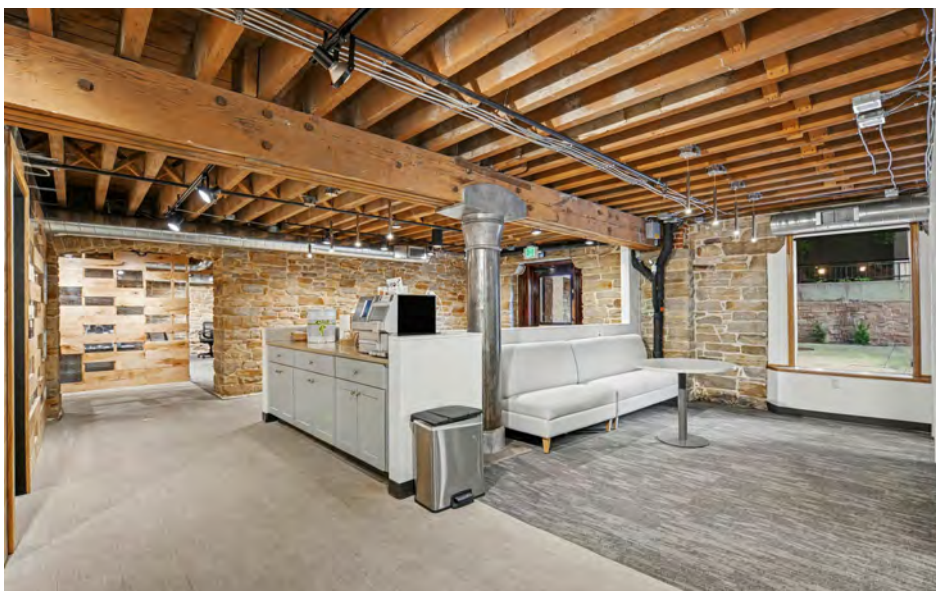
1660 17th Street, Unit LL1, Denver, CO 80202

Sales Price: Contact Broker
Lease Rate: Negotiable
Sale/Lease Area: 5,445 RSF



HENRY GROUP
REAL ESTATE

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PROPERTY DETAILS

Address	1660 17th Steet, Unit LL1
Sale/Lease Area	5,445 RSF
Zoning	D-LD
2025 Taxes	\$15,271
HOA Monthly Dues	\$4,099
Sales Price	Contact Broker
Lease Rate	Negotiable

[WATCH FLY-THROUGH VIDEO HERE](#)

PROPERTY HIGHLIGHTS

- **Turnkey, high-end office buildout:** Professionally designed with multiple conference rooms, private call rooms, open work areas, and a large kitchen/breakroom.
- **Character-rich design:** Original rolled-steel and cast-iron columns complement modern wood and glass finishes, offering a blend of historic LoDo charm and contemporary functionality.
- **Garden-level patio access:** Direct connection to a private outdoor area with Union Station views—rare for downtown office spaces.
- **Highly efficient layout:** Well-proportioned mix of collaborative and private spaces ideal for small to mid-sized professional users.
- **Prime building and location:** Situated within a well-maintained, historic LoDo property with immediate access to Union Station, restaurants, and downtown amenities.



WYNKOOP ST











- Tavernetta
- Ajax
- Snooze
- Mercantile Dining & Provisions
- Ogo Korena BBQ
- Tupelo Honey
- Olive & Finch
- Ultra
- Terminal Bar
- Cooper Lounge
- and more

UNION STATION

**CRAWFORD HOTEL
LIMLIGHT HOTEL**

MCGREGOR SQUARE

THE RALLY HOTEL



- Carmine's
- La Loma
- Tom's Watch Bar
- The Original

MUSEUM OF CONTEMPORARY ART

DAIRY BLOCK FOOD & SHOPPING MICRO-DISTRICT

1660 17TH STREET

THE OXFORD HOTEL

- RESTAURANTS**
- Kkoki Korean BBQ
 - Hello Darling
 - Urban Egg
 - Thirsty Lion
 - Fogo De Chao
 - CooHills
 - Velvet Cellar
 - The Kitchen
 - Cholon
 - The Pig & The Sprout
 - HopDoddy Burger Bar
 - Jinya Ramen Bar
 - Chophouse & Brewery
 - Wynkoop Brewing Co
 - Urban Farmer
 - Water Grill
 - Chez Maggy



HIGHLAND NEIGHBORHOOD

RINO DISTRICT

UNION STATION

COORS FIELD

SLOAN'S LAKE NEIGHBORHOOD

SUBJECT PROPERTY

FUTURE DEVELOPMENT THE RIVER MILE WALK

BALL ARENA DISTRICT REDEVELOPMENT

CENTRAL BUSINESS DISTRICT

SLOANS LAKE

EMPOWER FIELD AT MILE HIGH

COLORADO UNIVERSITY
METROPOLITAN STATE UNIVERSITY
COMMUNITY COLLEGE OF DENVER

COLORADO CONVENTION CENTER

E FOLFAX AVE

COLORADO STATE CAPITOL

DENVER ART MUSEUM
CLYFFORD STILL MUSEUM

CIVIC CENTER PARK

FUTURE HOME OF DENVER BRONCOS STADIUM

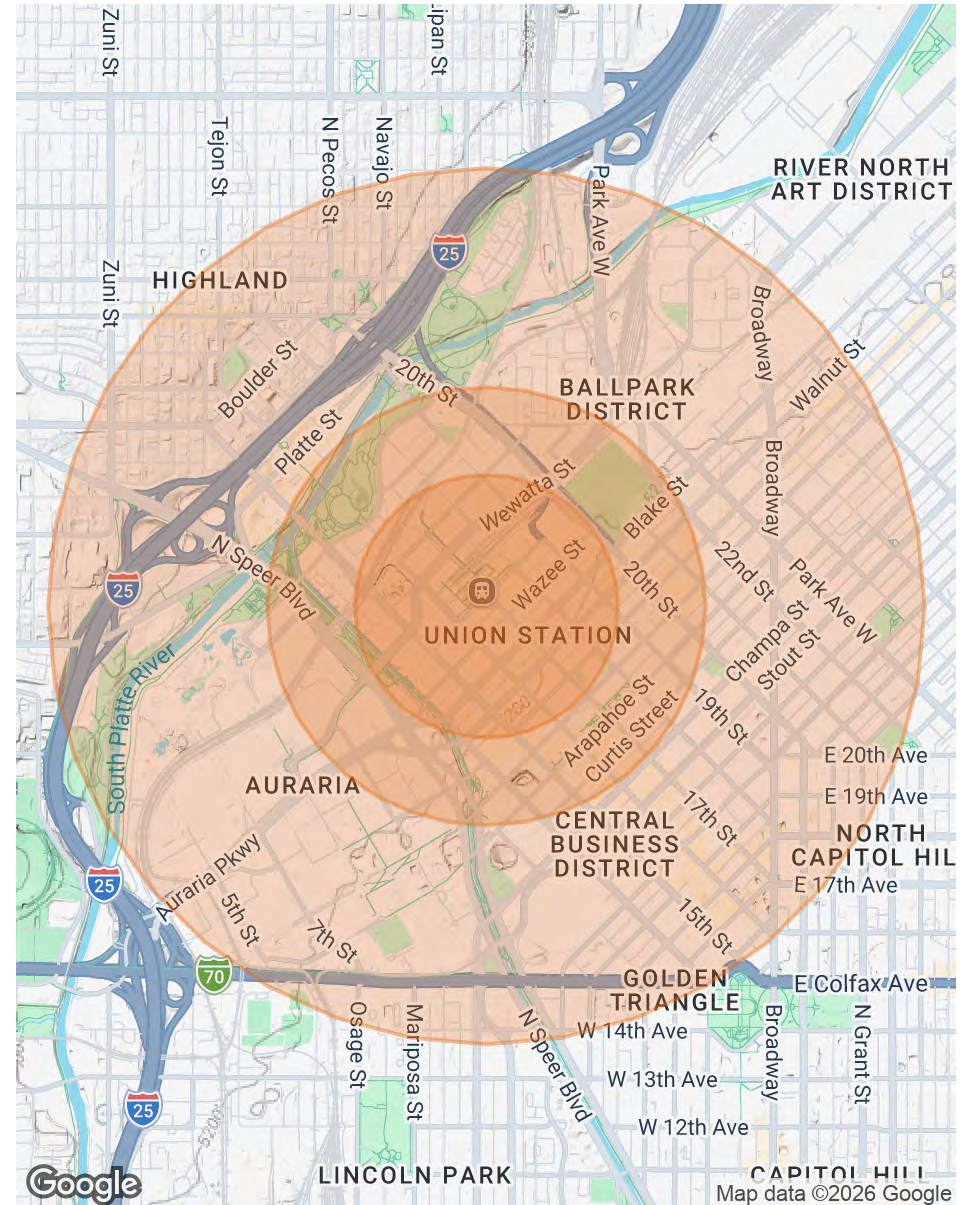
DENVER BOTANIC GARDENS



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,029	15,027	40,751
Average Age	40	39	37
Average Age (Male)	40	40	38
Average Age (Female)	39	39	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,671	9,513	24,408
# of Persons per HH	1.5	1.6	1.7
Average HH Income	\$194,901	\$154,949	\$139,164
Average House Value	\$784,060	\$952,220	\$845,259

* Demographic data derived from 2020 ACS - US Census



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MAIN ENTRANCE

PATIO



HENRY GROUP
REAL ESTATE

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